

**BOARD OF SELECTMEN  
MEETING MINUTES  
JULY 20, 2022**

Present: Ryan Curley-First Selectman, Michael Hernandez, Robert Hetrick, Jr., Michael Pelton, Ralph Zampano

Absent: John Dillon, Shaun Manning,

Others Present: Members of the Public and Media

**1. FIRST SELECTMAN CALL MEETING TO ORDER**

First Selectman Ryan Curley called the Regular Meeting to order at 7:30 p.m. in the Buck-Foreman Community Room located at 265 Main Street, Portland, Connecticut.

**2. PLEDGE OF ALLEGIANCE**

**3. ACCEPT AGENDA**

Ryan amended the agenda by tabling the discussion the Policy on Fixing Real Property Assessments (item #7 D) until August when the Assessor is available to attend. Add to the agenda under #8 New Business, E – Senior Center Grant, then Refunds of Excess Payment becomes #8 F.

Bob Hetrick made a motion to approve the amended agenda, seconded by Mike Pelton. Vote unanimous; motion carried.

**4. APPROVE MINUTES: (Regular) June 15, 2022**

Ralph clarified that Deb Calavas was appointed as an alternate to the Youth Services Advisory Board. Ralph Zampano made a motion to approve the June 15, 2022 minutes as amended, seconded by Bob Hetrick . Vote unanimous; motion carried.

**5. COMMUNICATIONS/CORRESPONDENCE: None**

**6. PUBLIC COMMENT:**

Judy Grippo, 10 Middle Haddam Road, spoke of her concerns of the Transfer Station summer hours for people that work Monday thru Friday. She feels there is a discrepancy in how usage has been studied (tonnage vs cars). Not against late hours on Tuesday but felt there could be other solutions for residents on Saturdays. Also the Selectmen approved the summer hours well into the fall/end of October. She compared hours of surrounding towns.

Ryan suggested they discuss that under Board of Selectmen General Informal Discussion later.

Ryan read emails into public comment: Judy Thompson, 16 Woodland Road, regarding potential boat launch, an avid kayaker wanting to know what she and fellow paddlers can do to help to move it forward.

Andy Bauer, 256 Old Marlborough Turnpike, commending the person responsible for bringing the resolution *Endorsement and support for the federally proposed Equality Act (H.R. 5, 117th Congress)* forward to the selectmen for approval. Equality is important.

## **7. OLD BUSINESS**

### A) Monthly Report – Committee on Solidarity

PJ (Glenn Eason) spoke on behalf of the committee, they had a successful solidarity month with the third Juneteenth event and the second PRIDE celebration all with great turnout. Planning to update the Resources Pamphlet, a First Responders event in October that will provide details to the BOS next month.

### B) Discussion – Proposed Right to Farm Ordinance

Ryan recapped that the CT Farm Bureau was at the last meeting, a draft ordinance was created, bottom line is determining to codify this into Portland laws while it already exists in state statutes. It does not conflict with town zoning regulations, it's more a gesture of support for farming.

Dan Bourret, Town Planner, spoke regarding the zoning aspect. It will not supersede any zoning regulations.

Mike Pelton asked if there have been any complaints or issues.

Dan replied that in past they have had agriculture enforcement issues. Portland has fair agriculture regulations but they can be amended if the public wants changes (through the Planning & Zoning Commission). The zoning document is fluid and should change with the times but should minimize issues with neighbors.

Ryan pointed out that the Town's regulations are pretty fair compared to other towns in that they allow chickens on a quarter of an acre (10,000 square feet=0.23 acre). The selectmen must schedule a public hearing on the proposed ordinance which can be done at that the next meeting.

### C) Appointments/Re-appointments to Boards and Commissions

None

## **8. NEW BUSINESS**

- A) Requested letter of support from Portland Housing Authority for their Section 18 Disposition Application to the Department of Housing and Urban Development

There was a presentation at the last BOS meeting regarding this. The PHA requested from the BOS the letter of support of their application. This has been a longtime goal of the PHA.

Mike Hernandez made motion to authorize the First Selectman to sign this letter of support, motion seconded by Mike Pelton. Vote unanimous, motion carried.

- B) Potential Focus Group with BOS and BOE on Schools Facilities Study

Dr. Charles Britton appeared on zoom, discussed the charge of the Schools Facilities Study Committee. They engaging different groups for different solutions. They've scheduled discussions with supportive education. They would like to get the ideas of the Selectmen.

The Selectmen agreed to meet with Charles and Lou Pear on August 3 at 6:30 PM.

- C) Authorizing Resolution: DEEP and Town of Portland/STEAP Grant Funds for Secondary School Track Improvements

Mike Pelton read the resolution into record.

**AUTHORIZING RESOLUTION OF THE BOARD OF SELECTMEN**  
Town of Portland, Connecticut

**July 20, 2022**

**CERTIFICATION:**

I, Michael V. Tierney, the Town Clerk of the Town of Portland, Connecticut, do hereby certify that the following is a true and correct copy of a resolution adopted by the Board of Selectmen at its duly called and held meeting on July 20, 2022, at which a quorum was present and acting throughout, and that the resolution has not been modified, rescinded, or revoked and is at present in full force and effect:

RESOLVED that the Town of Portland may enter into with and deliver to the State of Connecticut Department of Energy and Environmental Protection, any and all documents which it deems to be necessary or appropriate for a grant in the amount of \$500,736 for the Portland Secondary School Track improvements; and be it

FURTHER RESOLVED, that Ryan J. Curley as First Selectman of the Town of Portland, is authorized and directed to execute and deliver any and all documents on behalf of the Town of Portland and to do and perform all acts and things which he deems to be necessary or appropriate to carry out the terms of such documents.

The undersigned further certifies that Ryan J. Curley now holds the office of the First Selectman and that he has held that office since November 16, 2021.

IN WITNESS WHEREOF: The undersigned has executed this certificate this \_\_\_\_\_ day of July 2022.

\_\_\_\_\_  
Michael V. Tierney  
Town Clerk  
Portland, Connecticut

Affix Town Seal Here

Mike Pelton made motion to approve this resolution, motion seconded by Ralph Zampano. Vote unanimous, motion carried.

- D) Resolution: Endorsement and support for the federally proposed Equality Act (H.R. 5, 117th Congress)

John Board brought this item to Mr. Curley's attention and spoke to the Selectmen about it.

Ralph Zampano read the resolution into record:

**RESOLUTION  
BOARD OF SELECTMEN  
Town of Portland, Connecticut**

**July 20, 2022**

**ENDORSEMENT AND SUPPORT FOR THE FEDERALLY PROPOSED EQUALITY ACT  
(H.R. 5, 117th Congress)**

WHEREAS, members of this Board of Selectmen support the rights, freedoms, and equality of the lesbian, gay, bisexual, transgender, questioning (LGBTQ+), and;

WHEREAS, the modern history of the LGBTQ community started with individuals who took a stand for human rights and dignity at the Stonewall Inn in New York City on June 28, 1969, and;

WHEREAS, decisive moments in history are the story of the LGBTQ community and have put our nation on a positive course to achieving full equality, and;

WHEREAS, individuals of this town who are LGBTQ have made and continue to make, vital contributions to every aspect of our town, including in the fields of education, law, health, science, business, research, economic development, architecture, fashion, sport, technology, music, civil rights, politics, and;

WHEREAS, the United States Supreme Court in 2015 recognized the marriage of same-sex couples under the 14th Amendment of the United States Constitution, and;

WHEREAS, the Supreme Court of the United States in the June 2020 Bostock v. Clayton County ruled that the Civil Rights Act of 1964 protects sexual orientation and gender identity in the matters of employment.

NOW, THEREFORE, BE IT RESOLVED that the Board of Selectmen of the Town of Portland, Connecticut:

1. Recognizes that LGBTQ rights are human rights and are Constitutionally protected;
2. Recognizes that all residents should be treated fairly and equally regardless of sexual orientation or gender identity;
3. Agrees that the Town of Portland must strive to ensure that the promise of equality is realized for all; and

BE IT FURTHER RESOLVED that the Board of Selectmen of the Town of Portland, Connecticut hereby declare our endorsement and lend our support for the federally proposed Equality Act (H.R. 5, 117th Congress).

Ralph Zampano made motion to approve this resolution, motion seconded by Mike Hernandez. Vote unanimous, motion carried.

E) SENIOR CENTER GRANT

There is one additional item requested by the State in order for the Town to receive the grant to upgrade the Senior Center Kitchen/Generator/HVAC upgrade. As a condition of the Small Cities Grant the Town is required to authorize the restrictive use on the building for a period of 15 years, basically meaning the building would have to remain a Senior Center for 15 years in order for us to receive this grant, we make all these upgrades then sell the building. Ryan is requesting permission from the Selectmen to authorize him as First Selectmen to enter into a 15-year restrictive use agreement at the Senior Center with the State of Connecticut Department of Housing.

Bob Hetrick made motion that the Board of Selectmen authorize the First Selectman to enter into a 15-year restrictive use on the Senior Center as a condition of the Small Cities grant with the Department of Housing. Motion seconded by Ralph Zampano. Vote unanimous, motion carried.

F) REFUNDS OF EXCESS PAYMENTS:

A motion was made by Mike Hernandez, and seconded by Ralph Zampano, to refund Skakin, Marc D [\$44.09]. Vote unanimous, motion carried.

A motion was made by Bob Hetrick, and seconded by Ralph Zampano, to refund Wilson, Thomas A & Wilson, Christine O [\$45.55]. Vote unanimous, motion carried.

## **9. STATUS REPORTS**

Ryan provided the following updates:

- today we received our annual members equity distribution from CIRMA (Town's insurance carrier) in the amount of \$38,994. It was more than anticipated. This is monies left over after the year that is distributed back to the municipalities.
- Senior Center Kitchen was just discussed, the award letter is ready. Former First Selectwoman Susan Bransfield started this grant.
- Town water project, exploring water options. Town was awarded a grant in the amount of \$250,000 from the Department of Public Health to explore our water options. Waiting on state to sign contract with engineering firm. This contract will need to be authorized by the Selectmen.
- Brownfield Redevelopment Project-248 Brownstone Avenue. Waiting on flood management certification from DEEP before remediation can begin.
- Track project at the High School is making progress; June 2023 timetable for repair/replace the track.
- American Rescue Act, our second tranche of funding (\$1,371,287.14) should be delivered within the next 30 days or so. Very thankful for those funds.
- Brainerd Place Project has had recent progress at the site, demolition completed, developer submitted a site plan modification that is on the PZC agenda for discussion in August.

Ralph Zampano stated that he does check the Portland Community Facebook page as well as responds. Recent comments are on the water rates. He reminded water users to check their water bills from the previous years to compare to make sure there isn't a problem with their meters. There have been no recent rate changes. He updated on Parks & Recreation activities. Thanked the CERT team for helping out at the concerts.

**10. PUBLIC COMMENT:** None

## **11. BOARD OF SELECTMEN GENERAL INFORMAL DISCUSSION**

A discussion was held on the transfer station summer hours, perhaps change it to September when summer ends as opposed to October. Can be placed on the August agenda.

Ryan discussed ARA funds, if it should still remain under the Selectmen's decision for best uses of these funds or form a committee to help. Bob Hetrick felt it should remain with the Selectmen. Mike Hernandez was in agreement. Mike Pelton felt that should existing committees have idea the Selectmen can pull that information in to make a decision together. Ralph Zampano was in agreement. Ryan stated they could reach out the administrators/department heads as well as boards/commissions for best use of the funds.

Ryan also stated in consideration with the site plan modification at Brainer Place perhaps they should look at the Fix Assessment Agreement with the developer. Mike Hernandez stated that if they changed their plans then we should be able to change our agreement, have the lawyers look at it. Bob Hetrick agreed with that as well. He walked through the site and it was completely different from their original plan-not moving one building, renovating another building, they don't have plans to build the last commercial building as of yet. Ryan indicated the modification plan is in PZC's court first.

Bob Hetrick questioned if that once the Route 17 Park is completed will solar panels be installed on the concession stand roof. Ryan confirmed that has been tabled. The solar panel project at the Brownstone Intermediate School is almost complete.

It was questioned if there was an interim Public Works Director. Ryan just signed a MOU with the Public Works Union for Michael Lastrina to temporarily assist with some of the duties normally carried out by the PW Director.

Bob Hetrick asked that in light of the drought if MDC is forgoing their mandate on the amount of water the town must purchase. Ralph stated that this subject was broached a few years ago when we were conserving water in a drought but were still obligated to purchase the same amount of water.

**12. FOLLOW UP ITEMS**

- **Ethics Ordinance**
- **Review Town Charter**

**13. ADJOURN MEETING**

Bob Hetrick made a motion to adjourn the meeting; seconded by Ralph Zampano; all were in favor; meeting was adjourned at 8:38 p.m.

Respectfully submitted,

Michelle Ceppaglia, Executive Secretary